

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Council Chambers

June 15, 2010

The meeting was called to order at 8:30 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Gary Lehman, Larry Oates, Linda Sorensen,
Dottie Rausch, Janet Elmore

Absent:

President Oates stated the Redevelopment Commission will meet in an executive session immediately after regular meeting to discuss pending litigation.

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the May 18, 2010 Redevelopment Commission meeting. Commissioner Lehman seconded. The minutes were approved as written 5-0.

Cumberland Avenue Update

City Engineer Dave Buck provided an update on the Cumberland Avenue Reconstruction Project. Work on the pond has reached a stopping point due to weather conditions. A two to three day window is needed to complete the planting installation and seeding. The function of the pond is working as designed. Roadway undercutting has begun at the intersection of Kent and Cumberland and sub-grade material has been installed. Utility relocation is continuing. Work which will be paid for by the Wastewater Department has been started to replace a 12" sanitary sewer line that was uncovered. Restrictions on U.S. 52 for the pedestrian crossing have been lifted. At this time, the project is four weeks behind schedule due to weather. A mid-July opening date is projected.

Fitness Trail Update

Parks Superintendent Joe Payne updated the Commission on the Fitness Trail. The track at the West Lafayette High School is open and getting quite a bit of use. Striping will be put down weather permitting. The landscaping has been installed and benches will be installed after the striping has been completed. Information signs for Morton Community Center, Centennial Park, Happy Hollow School and the track have been ordered. Sidewalk markers will be installed pending favorable weather conditions. A new trail guide has been printed which includes the Fitness Trail.

Other

Wabash Landing Parking Garage

President Oates noted that at the April meeting of the Redevelopment Commission, Mr. Jimmy Curtis of Sheehan Development was requested to provide the Commission with a written plan addressing the ongoing capital maintenance for the Wabash Landing Parking Garage at the June meeting. Director of Development Poole stated that Mr. Curtis did not have the plan prepared at this time. President Oates asked Director Poole to request Mr. Curtis' presence at the July 13, 2010 meeting with the requested information.

There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes was not present at the meeting. President Oates reviewed the new format of a report which lists the 2010 Redevelopment Commission project budgets. Any comments or suggestions regarding the new format will be heard at the next meeting. The revenues and expenses report shows what percentage of the budget has been utilized and the amount of funds spent to date.

Payment of Claims

Sagamore Parkway TIF Claim

\$ 1,925.00

Commissioner Sorensen motioned to pay the Sagamore Parkway TIF claim. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway claim in the amount of \$1,925.00 passed 5-0.

Levee/Village TIF Surplus Claims

\$ 52,438.00

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Lehman seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$52,438.00 passed 5-0.

KCB TIF Surplus Claims

\$ 26,804.43

Commissioner Curtis motioned to pay the KCB TIF Surplus claims. Commissioner Lehman seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the KCB TIF Surplus claims in the total amount of \$26,804.43 passed 5-0.

KCB TIF Surplus claims approved by the BOW on behalf of the Redevelopment Commission of **\$185,458.32** were provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

Presentation by Jim Treat, O.W. Krohn & Associates

President Oates reviewed the details of the referendum recently approved by the West Lafayette School Corporation and its potential effect on the three TIF districts. The tax increment revenue to the Commission will increase when the levy takes effect. Jim Treat presented a preliminary review and analysis of the historical and projected tax increment revenues. The range of potential captured assessed value based on the 2011 School Referendum estimates was discussed for each TIF district. Mr. Treat will be at the July 13th meeting of the Commission to present his final determination of the pass through amount of assessed valuation to assist the Commission's decision before the July 15th deadline.

Other

Budget 2011

President Oates stated that the budget process for the Commission is underway and requested all department heads submit their projects no later than the end of June to Chandler Poole, Director of Development.

West Lafayette Public Library Parking Garage Repair

The West Lafayette Public Library requested \$50,000 for repairs to their parking garage. Mayor Dennis stated the cash will help bring the library garage maintenance current so that library can continue to maintain the garage at safe and secure standards benefitting the community. West Lafayette Public Library Director Nick Schenkel reviewed the repair summary to the Commission. An ongoing five-year capital improvement program plan has been developed by the Library Board. President Oates requested a report from the Library Board at completion of the repairs. Commissioner Damico motioned to appropriate \$50,000 from the Levee/Village TIF District /Development Incentives fund to be used for repairs on a one-time basis to the West Lafayette Public Library parking garage. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion passed 5-0.

Riverside Ice Rink Permanent Repair

Parks Superintendent Joe Payne said the purchase order for the rink repairs has been issued and the plan is underway. The actual repairs are being delayed until after the Stars and Stripes and Dancing in the Streets events have been held.

There was no further new business.

Public Comment

Public comment was requested. The next meeting was confirmed:

July 13, 2010 at 8:30 a.m.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Damico seconded. The meeting adjourned at 9:53 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President